

HOUSTON SAMUEL D
95318 MISTWOOD COURT
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0107-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
10 ABOVE AVG 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
11 CLAY TILE 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

04 Quality Level 04
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4144.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,7201001,720176,605
FGR4285523524,129
FOP10130303,080
FOP13230404,107

TOTALS2,3812,025207,922

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,025116.6886105.31213,253201620162016002.5097.50

1 SINGLE FAM - 100% - 2022Heated Area: 1720HX Base Yr 2022

2911121236421617214202119215

FOP2016

BAS2016

FGR2016

FOP2016

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

207,9226,41475,000289,33631,228258,10850,000208,368289,3360250,590

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / I / RSN CD SALE PRICE

2518/175512/02/2021WDU I 11100

GRANTOR: BRIGHTWATERS PROJECTGRANTEE: HOUSTON SAMUEL D2291/08927/18/2019WDQU I 01230,000GRANTOR: JUDD CHRIS TGRANTEE: BRIGHTWATERS PROJEC

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W11 BAS=[YR=2016] W29 S36 FGR=[YR=2016] S23 E19 FOP=[YR=2016] S1 E21 N5 W20 S4 W1\$ E1 N21 W16 N2 W4 \$ E4 S2 E16 S17 E20 N43 W11 N12\$ S12 E11 N12\$.

EXTRA FEATURES

95318 MISTWOOD CT, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010001,238.00SF5.205.20100201620163976,244

20810CONCRETE A0100027.00SF6.506.5010020162016397170

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000001.00LT1.001.001.0075,000.0075,000.0075,000

LAND DESCRIPTION

TOTAL OB/XF

6,414

REVIEW DATE01/11/2023BY DJATotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS